



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

MINUTES

July 11, 1977

Members Present: Sauer, Raftery, Bridges, Hannaford, Kulmala, Zielinski

Minutes of the June 27 meeting were accepted as read.

Thomas Raftery was welcomed by the Board. Recommended by the Board and appointed by the Selectmen, Tom will serve the unexpired term of Kent Pugmire.

Charles Evans summarized the MAPC Transportation Program (the 1978 Program and the long range program). None of the items for 1978 involve Carlisle. One long range plan, proposed extension of the Red Line from Arlington to Rt. 128, could affect traffic through Carlisle on Rt. 225.

Evans gave his impressions of prospects for Valleyhead Hospital. He has been in contact with the administrator and, with Kulmala and Chaput, has inspected the property. Perhaps 19 units are possible in the main building (mostly 2-bedroom apartments). The entire complex is 70 acres, including 3 private houses (one has been sold). Before undertaking any further considerations of the property, Evans suggested that a recommendation made by Jim Barron be implemented; to inspect the property with the State Inspector. The Board concurred and asked Charlie to pursue that course.

Bruce Stamski (Joseph Moore Co.) presented a plan of the Porter property (Bedford Rd.) for signature as "Subdivision control not required." The Board refused endorsement, however, because the property does not meet the present legal frontage requirements. It has 177.12 feet frontage and 3.033 acres. Mrs. Porter arrived later in the evening and, at the suggestion of the Board, indicated that she could supply evidence that the property was a legal non-

conforming lot prior to the by-law change and that the legal owners have not owned either of the adjacent properties. The Board agreed to sign when such documentation was presented. Signatures could be obtained individually prior to the next Board Meeting.

Stamski resubmitted the Deckhouse plan for "Stonehedge" which was originally signed on March 28, 1977. Lot lines have been moved in order to better accommodate easements for the private drive. The plan did not show the easements. The lot areas were compromised by the notation  $\pm$  without a tolerance given. After discussion, the Board agreed to place 3 signatures on the plan at the meeting. When Hannaford receives a letter from the engineer certifying that the lots meet the minimum area requirements, he will provide the necessary 4th signature.

George Nickerson appeared to request release of Hemlock Hill lots 3, 16, 17, 18, and 19. Hannaford was authorized by the Board to release the lots provided that a site inspection confirms that work that was to have been done by July 1 as specified in a letter dated May 1977 has been accomplished to CVP and Hannaford's satisfaction. Lots 15 and 20 will be held pending completion of seeding and completion of the catch basins on Milne Cove.

Howard Hensleigh arrived to notify the Board of the agreement to sell the Old Congregational Church. The sale is predicated on the ability of the owner to operate an Antique and Country Store in the building. The Post Office could still be accommodated in the building.

Hal Sauer initiated a brief discussion of the "Open House Hearing," including Conant Land (Town Center) planning and Zoning Bylaw review. Kulmala suggested the possibility of hiring a group of environmental consultants to help develop a land use plan for the Conant Land. Kay volunteered to prepare

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material for the next Planning Board Meeting, including: 1) what there is in terms of available information on Conant, 2) available graphics, 3) summarize potentials on where to get further information.

The Board authorized the Open Space and Recreation Subcommittee to spend up to \$50 for initial operating expenses (postage, calls, etc.).

Kay Kulmala was authorized to spend up to \$250 to obtain a reduction of the Assessors' maps (to a scale of 1:800). This is to benefit the Board's activities as well as those of the Open Space and Recreation Subcommittee.

Meeting adjourned.

Respectfully submitted,

*Robert Zielinski*

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*dl*

RJZ/mld